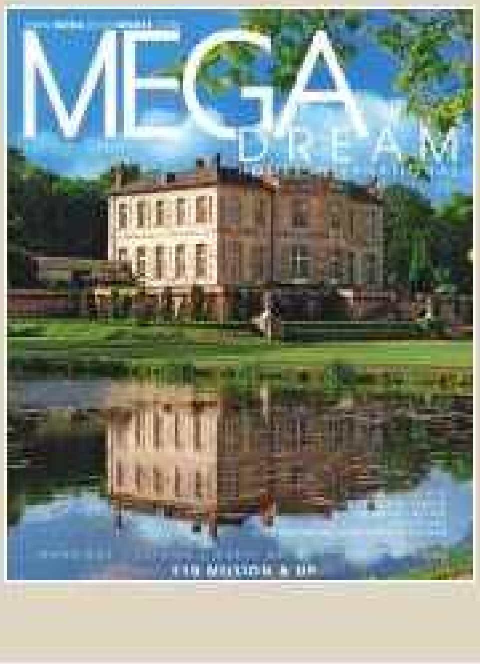
WWW.MEGADREAMHOMES.COM
MEGA
DREAM
HOMES™ INTERNATIONAL
CHATEAU DE VILLETTE
PARIS REGION, FRANCE
OLIVIA HSU DECKER
415-435-1600
VISIT CHATEAUVILLETTE.COM FOR DETAILS
MANSIONS | ESTATES | GREAT ARCHITECTURE | & MORE
$10 MILLION & UP

Chateau De Villette

PARIS REGION | FRANCE Located 30 minutes northwest of Paris in the picturesque Regional Nature Park Vexin, Chateau Villette has been remodeled beautifully in recent years with high-quality materials and finest tastes. On 185 acres of lush park-like gardens with rolling lawns, a spectacular cascade fountain, tennis court, pool, two swan-stocked lakes, a stream, a meadow and forest, the chateau offers 18 deluxe bedrooms, 20 new bathrooms, gym, oak paneled library, octagonal grand salon, gilded music salon, elegant dining room, 16 fireplaces, three kitchens, chapel with three reception rooms, greenhouse, caretaker house, horse stables, and various outbuildings. Designed by architects François Mansart and Jules Hardouim-Mansart and landscape designer Andre Le Notre (the team that also designed Versailles), Chateau Villette was hence known as "Le Petite Versailles" and played a major role in The Da Vinci Code novel and movie. Ideal for special events such as weddings, family vacations, seminars, meetings, and retreats. For pictures and information, please visit www.ChateauVillette.com. Available for sale and for rent.

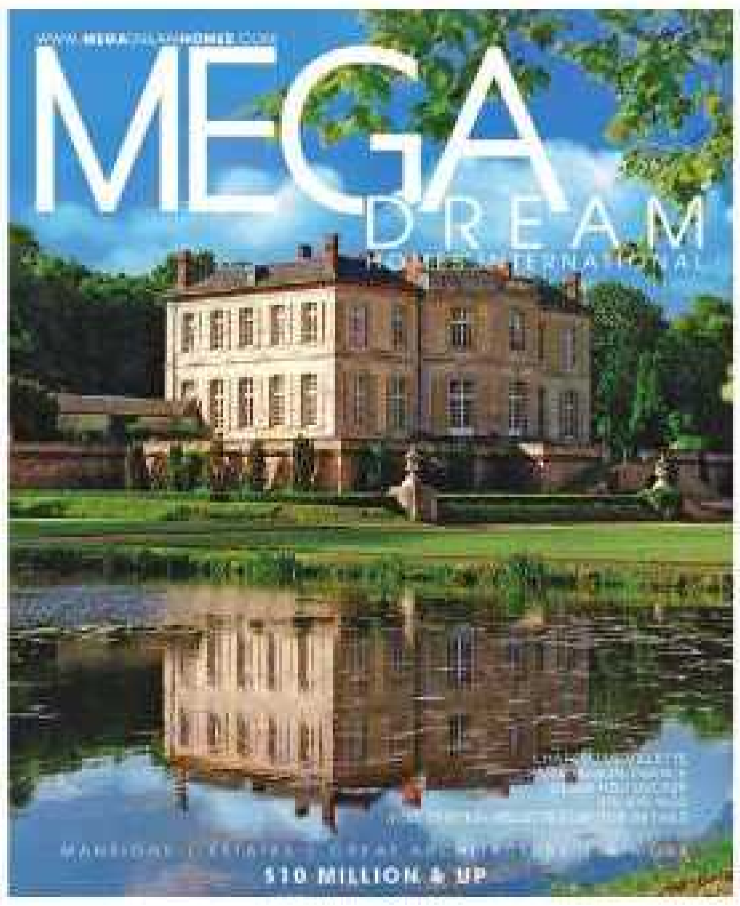
PRICE AVAILABLE UPON REQUEST



OLIVIA HSU DECKER
415-435-1600
Olivia@FrenchVacation.com
www.ChateauVillette.com
www.FrenchVacation.com

Decker Bullock | Sotheby's INTERNATIONAL REALTY

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77MEGADIVIBACK | WWW.MEGADREAMHOMES.COM | WEB #124627



PARIS REGION, FRANCE

Olivia Hsu Decker

415-435-1600

VOL. 8 | 2009

PUBLISHED BY

Dream Communications, Inc.

PUBLISHER

Michael Blassis

EDITOR

Jacqueline Shannon

PHOTOGRAPHERS

Bob Thompson

Latara Dragoo

PHOTO EDITOR

Latara Dragoo

PRODUCTION MANAGER

Lauren Palazzo

GRAPHIC ARTISTS

Maire Scharpegge

Eric Shephard

Terry Journey

INTERNATIONAL DISTRIBUTION

Bruce Walda

ADVERTISING SALES

Andrew Dremak (619) 865-1440

Amanda Walker (619) 858-5335

P.O. Box 3049 • La Jolla, CA 92038

MEGADREAMHOMES.COM

MEGA DREAM HOMES™ INTERNATIONAL

Contents

Exquisite & Luxurious Throughout
Lugano, Switzerland
$15,400,000 USD

| Page 2 |

The Art Of Living In Ritz Cove
Dana Point, California
$12,800,000

| Page 14 |

Ocean Front
Del Mar, California
$11,595,000

| Page 20 |

Montecito Hillside Villa
Montecito, California
$16,000,000

| Page 10 |

Oceanfront Masterpiece
La Jolla, California
$22,500,000 - $24,500,000

| Page 24 |

INTERNATIONAL

Fiji Islands: $39 Million • Kaimbu Island 4

Switzerland: $15.4 Million • Lugano 2

US

Montana

$12.5 Million • Flathead Valley 6

California

$24.5 Million • La Jolla 24

$22.5 Million • Napa Valley 8

$16 Million • Montecito 10

$15.9 Million • Del Mar 22

$15 Million • Dana Point 18

$13.5 Million • Coronado 28

$12.8 Million • Dana Point 14

$12.2 Million • La Jolla 26

$11.9 Million • Dana Point 16

$11.5 Million • Del Mar 20

$9.9 Million • Laguna Beach 12

$9 Million • Coronado 30

MEGA Dream Homes International Magazine (ISSN 1931-8332) is published bi-monthly. Michael Blassis, President. All rights reserved ©2009 by Dream Communications, Inc. All real estate advertised herein is subject to the Federal Fair Housing Act and Equal Housing Opportunities Act. All properties featured in MEGA Dream Homes International Magazine are subject to prior sale, change or withdrawal without notice. All information and photography deemed reliable but not guaranteed by MEGA Dream Homes International Magazine or any of the advertisers. Photography and material in the publication as well as design may not be copied or reproduced in any form without the written permission of MEGA Dream Homes International Magazine.

Exquisite And Luxurious Throughout

LUGANO I SWITZERLAND Top design architect Attilio Panzeri created for an international family this 7,000 sq. ft. masterpiece in 2006-2008, standing out amongst peers in its ultra-prestigious Lugano Collina d'Oro ("golden hill") neighbourhood. Set in panoramic grounds of 0.78 acres, the villa's sleek lines combine harmony and balance, and the interior's handpicked materials in blended natural colors are truly superb. The villa features 5 bedrooms, 4 bathrooms, an independent two-room guest's suite, home theatre, fitness, wine cellar, heatable outdoor-pool. Lugano-City or Lugano-Airport can both be reached in 5 min by car.

5 bdrm | 4 bath | 7,000 sq. ft.

OFFERED AT $18,000,000CHF

APPROX. $15,400,000USD

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77SCHNASPD | WWW.MEGADREAMHOMES.COM | WEB #140116

UELI F. SCHNORF
info@wetag.ch
www.wetag.ch
011-41-91-751-3106

Exclusive Affiliate of
CHRISTIE'S
GREAT ESTATES

WETAGCONSULTING

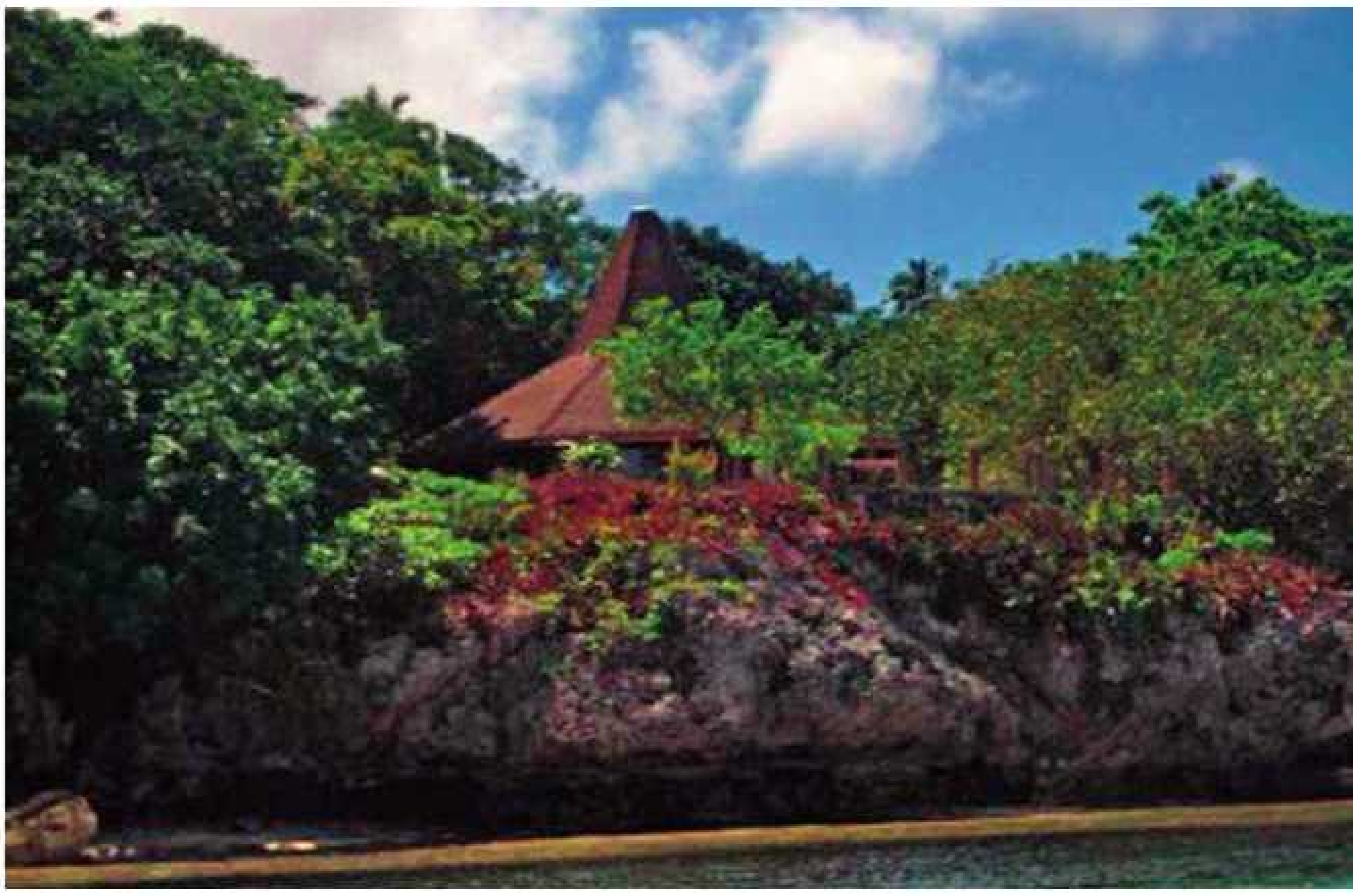
LUGANO | SWITZERLAND •

Your New Address Would Simply Be...

KAIMBU ISLAND I FIJI ISLANDS How is that for an address to invoke the envy of your friends? This beautiful coral island conjures up castaway dreams. On the beach situated on a hill amidst tropical gardens sits a beautiful home overlooking the lagoon and coral reefs. The ultimate get-away for rejuvenation of the body and soul. A tiny green oasis floating in the desert of the sea, where you will be surrounded by beaches, the sea and sunshine, and only the sound of the surf and the cries of the sea birds as your company. This superb 880 acre freehold tropical island is one of the last freehold islands to come on to the market in Fiji, with a private airstrip. This really is a premier property and stands out as one of the crown jewels of Fiji real estate. It could be used for you to create a magnificent 5 star private island resort, a sea-kayaking base, big game-fishing resort, eco-retreat or a multitude of purposes. See the ocean...breathe the ocean...live the ocean.

OFFERED AT $39,000,000

MARY CRONIN
Santa Monica, CA
(310) 482-2144 office
(310) 633-4257 cell
www.onhighergrounds.com



KELLER WILLIAMS
REALTY

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77CRON SPD | WWW.MEGADREAMHOMES.COM | WEB #141125

KAIMBU ISLAND | FIJI ISLANDS •

Avalanche Ranch, Montana

FLATHEAD VALLEY | MONTANA Located near fashionable Bigfork and Flathead Lake, in the foothills of the Swan Mountains on 68+/- acres, this European-styled showpiece revels in a mountain panorama. Inspired by the great lodges of nearby Glacier National Park, this estate conveys luxurious comfort in its grand lodge, guest cottages, caretaker's home, and equestrian facilities. The soaring foyer presents the great room, elegant dining room, and sunroom. The billiard bar room was constructed in old-world style and is ideal for any reception preceding a private showing in the adjacent state-of-the-art Theo Kalomirakis movie theater that harkens back to the opera houses of the old west. The romantic fire-lit master suite with spa bathroom replicates the grandeur of the main rooms on a more intimate scale. Avalanche Ranch, furnished with many 19th Century European antiques. Furnished price upon request.

14 bdrm | 14 bath | Lodge 16,448 sq. ft.

OFFERED AT $12,500,000

©2009, An independently owned and operated member of Coldwell Banker Real Estate Corporation. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ESIN77BRITSPD | WWW.MEGADREAMHOMES.COM | WEB #126028

ANNIE BRITZ
Coldwell Banker Wachholz
406-751-4322 Office
406-250-1453 Cell
1-877-708-4300
annie.britz@coldwellbanker.com

Napa Valley Majestic Vineyard Estate

NAPA VALLEY I CALIFORNIA Magnificent Napa Valley vineyard estate home on 42 acres with panoramic views from Spring Mountain Vineyard to St. Helena and beyond. Approximately 12,000 square foot grand scale home featuring 6 bedrooms, 5 full bathrooms and 2 half baths. Professional equipped gym and luxurious outdoor entertainment area with 80 foot pool. Spectacular gardens includes 7 acres of premium vines and olive groves, vegetable garden, koi ponds, green house for orchids, and lakeside gazebo for retreat, helipad and guest house. Spacious wine cellar with tasting room. The wines from this vineyard has been given 93 points by Robert Parker 4 years in a row.

6 bdrm I 5 bath I 12,000 sq. ft.

OFFERED AT $22,500,000

OLIVIA HSU DECKER
415-435-1600
Olivia@SanFranciscoFineHomes.com
www.SanFranciscoFineHomes.com

Decker Bullock | Sotheby's INTERNATIONAL REALTY

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77DECKSPD I WWW.MEGADREAMHOMES.COM I WEB #139585

Montecito Hillside Villa

MONTECITO I CALIFORNIA Dramatic ocean and island views in newer Italian-style hillside Villa near world-famous San Ysidro Ranch. Highest quality design and materials, state-of-the-art media, electronics and mechanical systems. Main residence with 5-bedrooms/6.5-baths plus detached full 1-bedroom/1-bath guest house with large view loggia and 4-car garage. Large kitchen/family room, media room, 3-room master bedroom suite includes paneled study and exercise room all opening to view loggia. Richly appointed throughout, surrounded by 3.4 acres of tiered gardens with expansive terraces and pool. Very private. www.1610EastMountainDrive.com

OFFERED AT $16,000,000

©2009, An independently owned and operated member of Coldwell Banker Real Estate Corporation. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ESIN77SOLASPD | WWW.MEGADREAMHOMES.COM | WEB #141433

RANDY SOLAKIAN
805-565-2208
Randy@montecitoestates.com
www.montecitoestates.com

COLDWELL BANKER PREVIEWS INTERNATIONAL

MONTECITO | CALIFORNIA •

Beach Front Paradise

LAGUNA BEACH I CALIFORNIA

Brand new beautiful ocean front home now complete. Direct access to the beach! Soak in coastline and beach views from numerous rooms. This exceptional floor plan boasts three bedrooms each with their own private bathroom plus a studio. The studio on the lower level is equipped with a private bath, laundry room and sundeck with gated access to the stairway leading to the sandy beach below. The living room and master suite feature a fireplace plus separate sundecks. A copper roof, mahogany garage doors, and built-in speakers are a few of the fine features.

4 bdrm I 4.5 bath I 2,559 sq. ft.

OFFERED AT $9,900,000

LEASE FOR $13,000/MONTH

LEE ANN CANADAY
Orange County's Custom Home & Estate Specialist
Laguna Beach Office **949-249-2424**
Newport Beach Office **949-494-2424**
www.CanadayGroup.com

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77CANADSPD | WWW.**MEGA**DREAM**HOMES**.COM | WEB #136701

The Art Of Living In Ritz Cove

DANA POINT I CALIFORNIA   Celebrate the art of fine living in this ultimate Ritz Cove estate residence. Situated on a double corner lot on a single-loaded street to maximize privacy, space and spellbinding ocean, coastline and Catalina Island vistas. Beautiful exterior architecture and landscaping reminiscent of grand Palm Beach mansions, with chic and warm soft contemporary interiors clad in the finest custom finishes. This 6 bedroom, 7.5 bath home is a connoisseur's paradise, with spectacular spaces for displaying an art collection and amenities to please gourmands, oenophiles and aficionados of five-star resort living. Four levels of abundantly spacious and airy rooms open seamlessly to the outdoors for alfresco living year-round. An entertainment level incorporates an impressive indoor/outdoor pool, full bar, game room, gym with bath, wine room, outdoor kitchen and fire pit. The entry level encompasses grand-scale living areas and a hotel-style guest suite with adjoining outdoor lounge/bar loggia. Highlights of the main level include a large formal dining room, gourmet kitchen, breakfast room, family room, guest suite with private entrance and gentleman's study. Garaging for 4 cars.

OFFERED AT $12,800,000

©2009, NRT INCORPORATED. AN EQUAL OPPORTUNITY COMPANY. EQUAL HOUSING OPPORTUNITY. COLDWELL BANKER RESIDENTIAL BROKERAGE. OWNED AND OPERATED BY NRT, INC.
ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ESIN77LAMOASPD | WWW.**MEGA**DREAM**HOMES**.COM | WEB #139938

JERRY LaMOTT
949-472-9191
McmonigleGroupSouth.com

McMONIGLE GROUP south

COLDWELL BANKER PREVIEWS INTERNATIONAL

DANA POINT | CALIFORNIA •

Beach Road: Fijian Paradise on the Sand

DANA POINT I CALIFORNIA Your own private island paradise - on 2+ beachfront lots on Beach Road in Capistrano Beach. Gracing one of Beach Road's largest parcels, this estate designed by renowned Chris Abel transports you to a Fijian resort with its sublime Polynesian-influenced architecture, exotic seaside-inspired finishes and grand rooms that flow seamlessly to the oceanfront grounds and the sand beyond. It's impossible not to revel in this exquisite home in an unparalleled seafront location - complete with views of crashing waves, spellbinding sunsets and the coastline from Dana Point to the San Clemente Pier and beyond. Encompassing 8 bedrooms, 5.5 baths, an oceanfront guest house and Beach Road's only beachfront pool, this estate will take your breath away from the moment you enter the soaring foyer and into the truly spectacular hotel lobby-scale living area beyond, with 2+ story ceilings, walls of glass, a suspended copper fireplace, 2 massive saltwater aquariums and built-in lounge seating for large gatherings. Other highlights include: chef's kitchen with butler's pantry, breakfast room and fireplace; dual offices; an incredible master suite with sit-down ocean and coastal views.

OFFERED AT $11,900,000

©2009, NRT INCORPORATED. AN EQUAL OPPORTUNITY COMPANY. EQUAL HOUSING OPPORTUNITY. COLDWELL BANKER RESIDENTIAL BROKERAGE. OWNED AND OPERATED BY NRT, INC.
ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ESIN77LAMOSPD I WWW.MEGADREAMHOMES.COM I WEB #140036

JERRY LaMOTT
949-472-9191
McmonigleGroupSouth.com

McMONIGLE GROUP south

COLDWELL BANKER PREVIEWS INTERNATIONAL

DANA POINT | CALIFORNIA

7 White Water Lane/The Headlands

DANA POINT I CALIFORNIA Depending on the Pacific's mood, the waters on this secluded stretch of Southern California's coast vary from tranquil to turbulent. Even if you are not an early riser, the scene is worth setting an alarm for. Renowned architect C.J. Light created a plan that offers large, open spaces for family gatherings as well as plenty of intimate, out-of-the-way places for peace and quiet. Indeed, virtually every design decision took into account the impressive views of the Pacific Ocean. The exterior, inspired by traditional Cape Cod homes, have cedar shingles and white trim, and fit comfortably into the natural color spectrum. This home is an inviting escape that entices with its big white water views and will give family and friends a chance to reconnect. You can get what you desire from this home - activity and exercise, or total tranquil solitude. www.thestrandluxury.com

OFFERED AT $15,000,000

BRETT COMBS
858-583-4714
www.psplatinum.com

P.S. PLATINUM
PROPERTIES

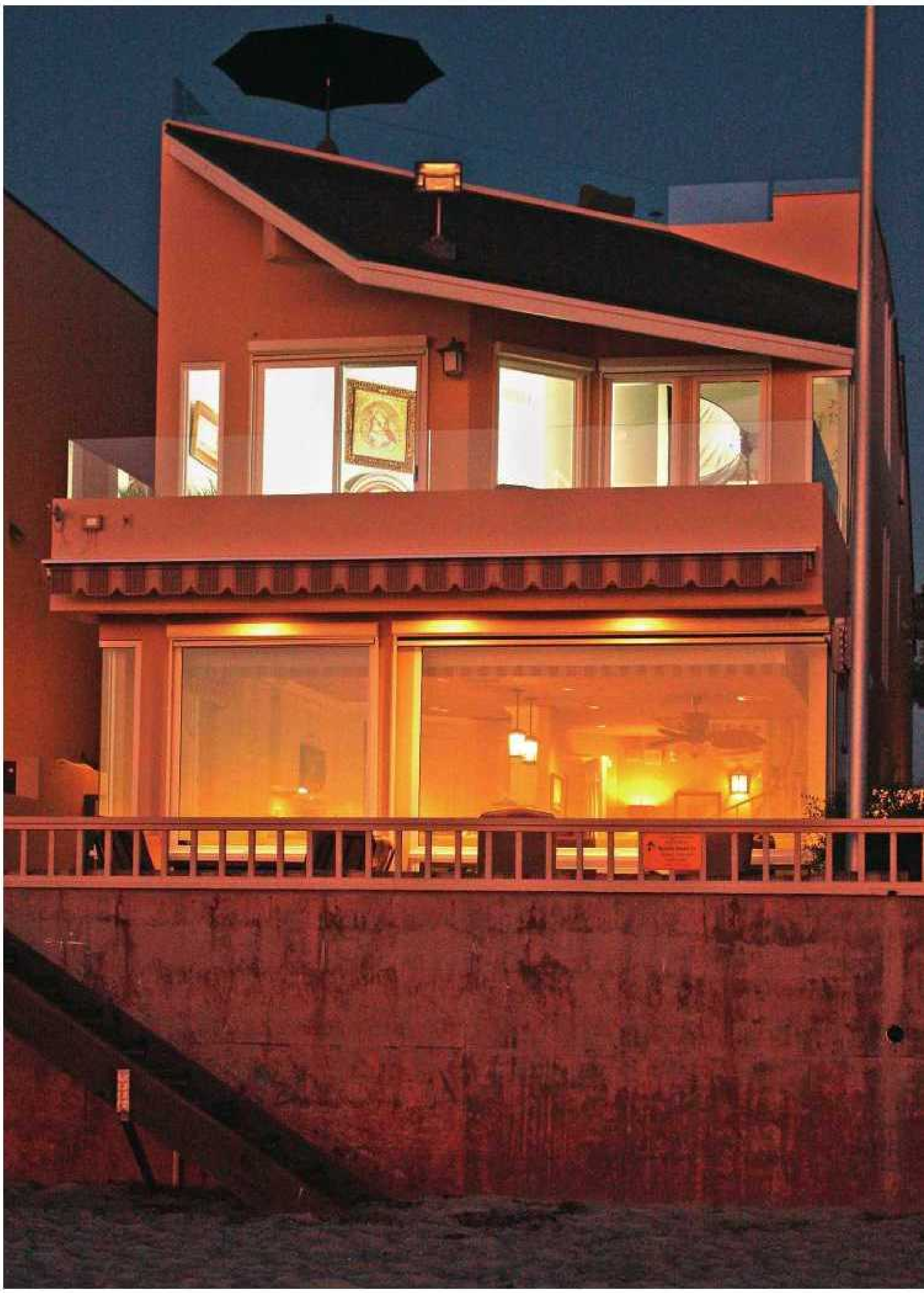
DANA POINT | CALIFORNIA

Ocean Front

DEL MAR I CALIFORNIA Architectural details achieve oceanic tranquility in sophisticated surroundings that touch both sea and sky. The main room comprises living, dining and kitchen spaces under a beautiful warm wood-inlaid ceiling. Generous windows throughout give the illusion of continuance into the outdoors. This ocean front retreat is a work of beauty that brings a sense of relaxation, comfort and happiness which is the key to enjoying any residence. www.psplatinum.com/ocean-front.html

OFFERED AT $11,595,000

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77COMBASPD | WWW.**MEGA**DREAM**HOMES**.COM | WEB #137888



BRETT COMBS
858-583-4714
www.psplatinum.com

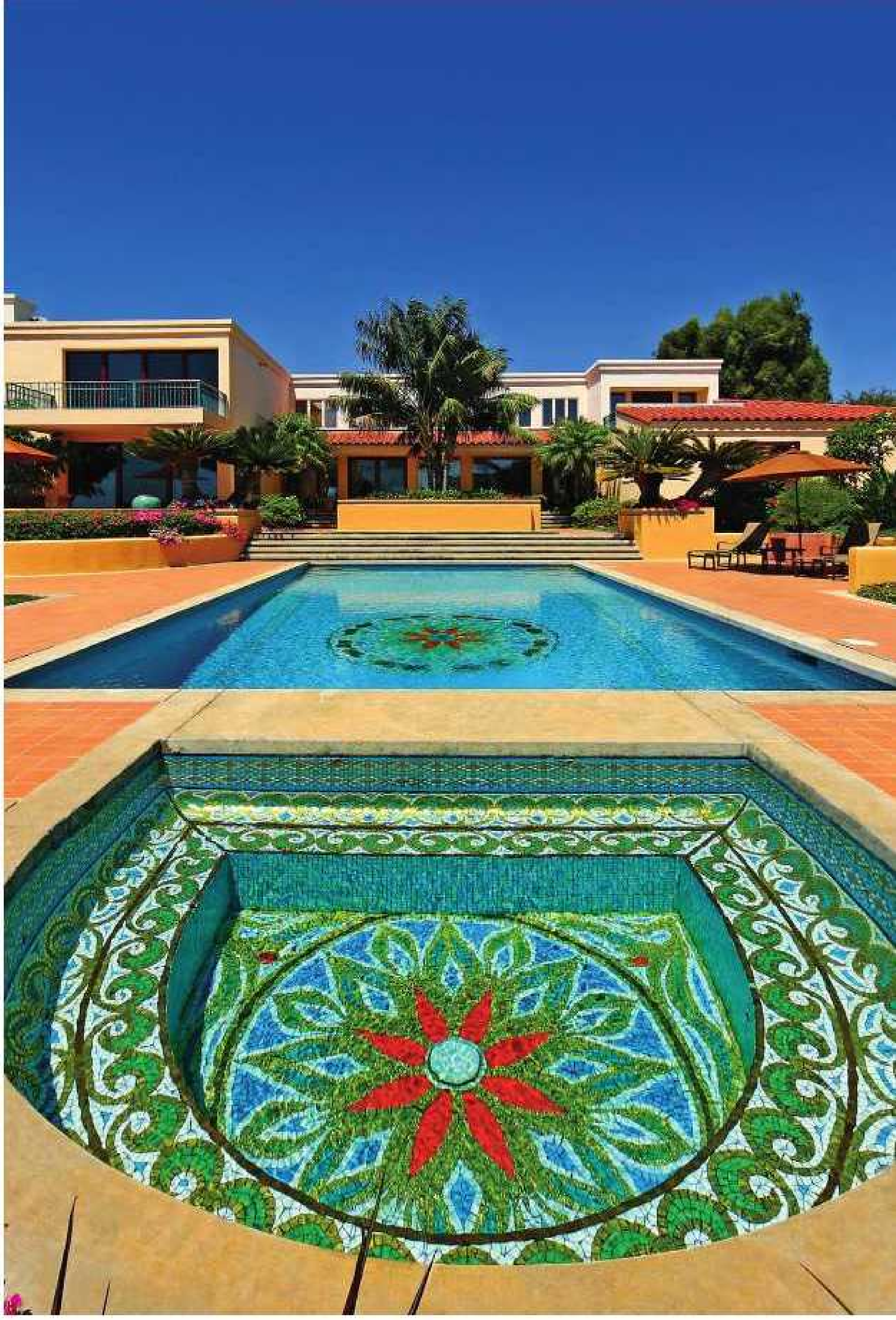
P.S. PLATINUM PROPERTIES

DEL MAR | CALIFORNIA •

Del Mar Ocean-View Tennis Estate

DEL MAR | CALIFORNIA Live your best dreams in this beautiful home offering elegance, grace, sumptuous spaces, and a breathtaking view panorama. Magnificently sited on large, lush grounds, this one-of-a-kind estate features eight bedrooms, including two master retreats, nine and one-half bathrooms, an office and a wonderful den, as well as a gym, pool cabana, and a detached guest house. The public areas are grand yet inviting. There is a climate-controlled wine cellar and luxury finishes such as imported Italian marble floors and gold-plated tiles in the pool and spa. Floor-to-ceiling walls of glass retract to create a delicious inside-to-outside flow. The home is perfect for large scale entertaining. Located in a coveted Del Mar neighborhood, this home represents a rare offering in its large size, magnificent grounds and fantastic view. Gated, it offers privacy and seclusion and daily conveniences such as a sprawling, easy-to-live-in floor plan, and a four-car garage. Luxurious, yet, comfortable, you feel as if in a world class resort.

OFFERED AT **$15,950,000**



SUSANA COHEN CORRIGAN
Top 20 Nationwide
among 62,000 Prudential agents
"Hablo Español"
858-551-3359
www.LaJollaResidential.com

Prudential
California Realty

INDEPENDENTLY OWNED AND OPERATED MEMBER OF THE PRUDENTIAL REAL ESTATE AFFILIATES.
ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77CORR SPD | WWW.MEGADREAMHOMES.COM | WEB #134934

Oceanfront Masterpiece

LA JOLLA I CALIFORNIA Newly constructed oceanfront masterpiece nestled atop the equivalent of three lots in the coveted Bird Rock area of La Jolla. No expense has been spared on this one-of-a-kind home. This 5 bedroom, 7 bath Italian Renaissance sanctuary is beautifully encompassed in Mediterranean horticulture. The home features a 27 man 10 screen home theater, wine bar with cellar, 5 hole putting green, Eco friendly driving range, swim up bar, exercise pool, and 20 total flatscreen TVs. Every detail in this 8,400 total square foot home is completely state of the art.

5 bdrm | 7 bath | 8,400 sq. ft.

SELLER WILL ENTERTAIN OFFERS BETWEEN
$22,500,000 AND $24,500,000*

THOMAS WAGNER
Premier Homes Group
858-382-7372
Thomas@PremierRealtyBuilding.com
www.PremierRealtyBuilding.com

ACADEMY PROPERTIES
Expert Real Estate Solutions

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
*VRM (Value Range Marketing): Seller will entertain offers within the listed range.
ESIN77WAGN SPD | WWW.**MEGA**DREAM**HOMES**.COM | WEB #140649

Classic Oceanfront Living!

LA JOLLA I CALIFORNIA Enjoy spectacular, ever-changing sea and coastline views from this exquisite, beautifully-renovated home on Camino de la Costa, La Jolla's Street of Dreams! Situated on the unique promontory, allowing maximum views of the coastal beaches lights to Point Loma, as well as white water and open sea, this cherished property offers every luxury. Built in the 1930s with endless charm and character, brought to state-of-the-art luxury.

OFFERED AT $12,250,000

INDEPENDENTLY OWNED AND OPERATED MEMBER OF THE PRUDENTIAL REAL ESTATE AFFILIATES.
ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77NOONSPD | WWW.**MEGA**DREAM**HOMES**.COM | WEB #139256

GREG NOONAN
A Consistent National Leader
because YOU SUCCEED
1-800-LA JOLLA
www.LAJOLLAhomes.com

Prudential
California Realty

LA JOLLA | CALIFORNIA •

Perfect Climate, Perfect View

CORONADO I CALIFORNIA This classic Mediterranean villa is located across the Bay from downtown San Diego in the picturesque island village of Coronado and is designed to fully embrace the bayside city views. A semi-circular driveway leads to a portico entry with lead-glass double doors and marble foyer with circular stairway to the second floor foyer, sitting room and three bedroom suites. The home-décor uses the finest material in marble flooring, lead glass windows, artful bronze railings and beautiful built-in cabinetry. The formal dining room and living room with marble fireplace are perfect contrast to the comfortable and casual family room and inviting kitchen area with spectacular view and open access to the large patio and backyard. With its 85 ft of wharfage on the Bay, the terraced patio with pool and spa becomes an enchanted spot to view the city lights of San Diego. Come visit this Coronado rarity and get a taste of Southern California Living.

OFFERED AT $13,500,000

THE KATHY POUNDS TEAM
619-997-3171 Kathy's Cell
619-997-3112 Lisa's Cell
Top 1% of Prudential

Prudential
California Realty

INDEPENDENTLY OWNED AND OPERATED MEMBER OF THE PRUDENTIAL REAL ESTATE AFFILIATES.
ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77POUNASPD | WWW.MEGADREAMHOMES.COM | WEB #128158

Mediterranean/Spanish Home

CORONADO I CALIFORNIA Elegance with every detail, Architecture at it's best! This new home features stone, granite, master bedroom with private library retreat, gym and large walk in closet. Beautiful details, inland stone design, mood lighting and wine cellar. Gourmet kitchen and great room provide a perfect setting for entertaining. Premiere location on an oversized lot with large patio and 3-story deck to take in the panoramic views of the bay and ocean. Enjoy your own private dock that will accomodate a large yacht right outside your door.

OFFERED AT $9,000,000

INDEPENDENTLY OWNED AND OPERATED MEMBER OF THE PRUDENTIAL REAL ESTATE AFFILIATES.
ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESIN77POUNSPD | WWW.MEGADREAMHOMES.COM | WEB #134472

THE KATHY POUNDS TEAM
619-997-3171 Kathy's Cell
619-997-3112 Lisa's Cell
Top 1% of Prudential

Prudential
California Realty

GOLD DIGGERS UNITE.

We provide the most comprehensive database of luxury short sale properties in the greater Los Angeles area. Our user-friendly search engine makes it easy to uncover your hidden treasure.

SHORTSENSE
THE SHORT SALE SUPERSTORE!

shortsense.com

MEGA
DREAM
HOMES INTERNATIONAL
DREAM
HOMES INTERNATIONAL
DREAM
HOMES.
SAN DIEGO
DREAM
HOMES.
ORANGE COUNTY
DREAM
HOMES.
LOS ANGELES
Connect to the Power of
DREAM HOMES MAGAZINES.
More Than 1.5 MILLION Print & Digital Copies
Distributed to Over 9,000 Locations
WORLDWIDE.
DREAMHOMESMAGAZINE.COM

Fine Homes
INTERNATIONAL℠

There's nothing like finding a unique home that fits just right. And now, Fine Homes International from Prudential Real Estate makes the experience even more pleasurable. Presenting a higher standard of performance for affluent clients, with specialized knowledge from seasoned professionals, access to our extensive network—and of course, a name that's trusted worldwide for excellence. Luxury real estate has never felt this good.

Prudential

1-800-THE-ROCK www.prudential.com/realestate

© 2007 Prudential Financial. Prudential Real Estate brokerage services are offered through the independently owned and operated network of broker member franchisees of Prudential Real Estate Affiliates, Inc., a Prudential Financial company. Prudential and Prudential are registered service marks of The Prudential Insurance Company of America and are used herein under license. Equal Housing Opportunity.